# **Exhibit E**

Case 2:24-cv-12646-MFL-KGA FCF No. 12-6, Page ID.359 Filed 12/16/24 Page 2 of 45 Original: Administrative Hearings Bureau Pink Copy: Respondent

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: <b>EN24-1632</b>
Hearing Location:  City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address:  VTP RIVER WOODS LLC  920 E COUNTY LINE RD SUIT  LAKEWOOD NJ 08701	E 103

#### **815 GREEN ROAD**

11-11-05-100-006

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/18/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY
Code Section(s)		OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91
IPMC 304.1 304.13 304.15		IPMC SECTIONS 304.1, 304.6, 304.14, 304.13, 304.15, 605.1
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

# NOTICE OF FORMAL HEARING

\*\*\* Appearance Required \*\*\*

Hearing scheduled for:	Thursday, October 17, 2024	9:00 AM
	Date	Time

# To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

	The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).
I d	eclare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.  BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT  Jerry Dunham (Authorizing Agent)  Date
	CERTIFICATE OF SERVICE
I ce	ertify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:
×	First Class Mail Certified Mail Posting Personal Service  Location of Posting or Personal Service  Posting Personal Service  Additional Information on reverse side

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice says a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. A plea is invalid without respondent's signature. Failure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served

#### Fines

Code Chapter	Subject	Fine (if paid within 10 days)			Fine (if paid after 10 days)		
Coac cliabor.	Jubject	Offense: 1st	2 <sup>nd</sup>	314	Offense: 1st	2nd	34
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

#### Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

#### \*\*\*\*\*\* PLEASE BE ADVISED \*\*\*\*\*\*

# Case 2:24-cv-12646-MFL-KGA FOR 12-6 Page ID.361 Filed 12/16/24 Page 4 of 45

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1634	
Hearing Location:	Respondent Name and Address:		
City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	VTP RIVER WOODS LLC  920 E COUNTY LINE RD SUITE 103  LAKEWOOD NJ 08701		

#### **823 GREEN ROAD**

11-11-05-100-006

**Property Address** 

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/18/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY
Code Section(s)		OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91
IPMC 304.1 102.5 304.6		IPMC SECTIONS 102.5, 304.1, 304.6, 304.14, 605.1, 603.1
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
	07/25/2024	

# NOTICE OF FORMAL HEARING

\*\*\* Appearance Required \*\*\*

Hearing scheduled for: Thursday, October 17, 2024 9:00 AM

# To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you . You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

above violation(s).	
I declare under the penalty of perjury that the statements above BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT  Jerry Dunham (Authorizing Agent)	we are true to the best of my information, knowledge, and belief. $\frac{9/18/2029}{\text{Date}}$
CERT	IFICATE OF SERVICE
I certify that on this date, a copy of this Violation and Notice of Hearing V	was served upon the above named Respondent at the property address shown by:
First Class Mail Certified Mail Posting  Served by  Served by	Personal Service  Location of Posting or Personal Service  9 18 24  Date
	Additional information on reverse side

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice says a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fall to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. A plea is invalid without respondent's signature. Fallure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served

## **Fines**

Code Chapter	Subject	Fine (if paid within 10 days)		Fine (if paid after 10 days)			
		Offense: 1st	2 <sup>nd</sup>	_ 3rd	Offense: 1st	2 <sup>nd</sup>	34
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

## Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

#### \*\*\*\*\*\* PLEASE BE ADVISED \*\*\*\*\*\*

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State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: <b>EN24-1635</b>	
Hearing Location:	Respondent Name and Address:		
City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	VTP RIVER WOODS LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701		

#### **829 GREEN ROAD**

11-11-05-100-006

**Property Address** 

**Parcel Number** 

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description				
PMC VIOLATION	09/18/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY				
Code Section(s)		OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18- IPMC SECTIONS 102.5, 304.1, 304.10, 304.14, 304.13, 605.				
IPMC 304.1 102.5 304.13		603.1				
Offense Number (1st, 2nd, 3rd, etc)	<b>Offense Date</b>	003.1				
1	07/25/2024					

# NOTICE OF FORMAL HEARING

\*\*\* Appearance Required \*\*\*

Hearing scheduled for:	Thursday, October 17, 2024	9:00 AM
	Data	Time

# To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you . You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

above violation(s			or relief being	State of tamedy and
AL	f perjury that the statemen ORDINANCE ENFORCEMEN Authorizing Agent)		he best of my informat	ion, knowledge, and belief.  9//8/2024  Date
		CERTIFICATE OF	SERVICE	
I certify that on this date, a copy of	of this Violation and Notice of H	earing was served upon	the above named Respon	dent at the property address shown by:
First Class Mail Served by	Certified Mail Pos	ting Persona		ation of Posting or Personal Service  Date  Date  dditional information on reverse side
			A	duluonai iniormadon on reverse side

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Fallure to appear at the date and time Indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice says a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. A plea is invalid without respondent's signature. Fallure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served

#### Fines

Code Chapter	Subject	Fine (If paid :	within 10 2 <sup>nd</sup>	days)	Fine (if paid Offense: 1st	after 10 2 <sup>nd</sup>	days)
10	D. Hellana (accept)	The second second second	\$150	\$300	\$75	\$150	\$350
18	Buildings (general)	\$75	ALCO DESCRIPTIONS	STORY OF THE PROPERTY.		-	The Personal Property lies, Name of Street, or other Persons or other Pers
42	Environment	\$50	\$150	\$300	\$75	\$175	\$32
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$22
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$22
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$32
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$50
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$50
94-133 & 134	Snow Removal	S15	\$50	\$200	\$40	\$75	\$22

# Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

#### \*\*\*\*\*\* PLEASE BE ADVISED \*\*\*\*\*\*\*

# Original: 2:24 administrative Hearings Bureau Account: 101-4-3730-607-18 of 45

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1640		
Hearing Location:	Respondent Name and Address:			
City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	VTP RIVER WOODS LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701			

#### **853 GREEN ROAD**

11-11-05-100-006

Property Address

Parcel Number

Notice To Respondent: The property listed above is In violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/18/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY
Code Section(s)		OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91
IPMC 304.1 304.10 304.13		IPMC SECTIONS 304.1, 304.10, 304.14, 304.13, 605.1
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
	07/25/2024	

# NOTICE OF FORMAL HEARING

\*\*\* Appearance Required \*\*\*

Hearing scheduled for:	Thursday, October 17, 2024	9:00 AM	
1 1	Date	Time	
To Bosnondonts	A STATE OF THE PARTY OF THE PAR	1.0	

# To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you . You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).
declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.  BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT  Jerry Dunham (Authorizing Agent)  Date
CERTIFICATE OF SERVICE
certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:
First Class Mail Certified Mail Posting Personal Service Location of Posting or Personal Service
Served by Date
Additional Information on reverse side

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time Indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

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#### Fines

Code Chapter	Subject	Fine (If paid within 10 days)			Fine (if paid after 10 days)		
cone cualmen	Judjeck	Offense: 1st	2 <sup>cd</sup>	314	Offense: 1st	2 <sup>nd</sup>	34
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	5400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

#### Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$0 \$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

#### \*\*\*\*\*\* PLEASE BE ADVISED \*\*\*\*\*\*

Property Address 853 GREEN ROAD

Respondent Name VTP RIVER WOODS LLC

Respondent Address 920 E COUNTY LINE RD SUITE 103

Respondent City LAKEWOOD

Respondent State NJ

Respondent Zip 08701

Parcel Number 11-11-05-100-006

Hearing Date 10/17/2024

Hearing Time 09:00 AM

Issuing Officer Jerry Dunham

Date Issued 09/18/2024

Offense Date 07/25/2024

Enforcement Category PMC Violation

Code Section(s) IPMC 304.1 304.10 304.13

Offense Number 1

Description Exterior in disrepair. Exterior

is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC Sections 304.1, 304.10, 304.14,

304.13, 605.1

# Case 2:24-cy-12646-MFI - KGA ECF No. 12-6 Page ID.368 Filed 12/16/24 Page 11 of 45 Account: 101-4-3730-607-11

State of Michigan City of Case Number: **VIOLATION** and Ypsilanti Administrative EN24-1638 Notice of Formal Hearing Hearings Bureau Hearing Location: Respondent Name and Address: LONN KYLE City of Ypsilanti VTP RIVER WOODS LLC One South Huron St. 920 E COUNTY LINE RD SUITE 103 Ypsilanti, MI 48197 LAKEWOOD NJ 08701 (734) 482-9626

# 847 GREEN ROAD

11-11-05-100-006

**Property Address** 

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/18/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY
Code Section(s)		OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91
IPMC 102.5 304.1 304.13		IPMC SECTIONS 102.5, 304.1, 304.15, 304.14, 304.13, 603.1
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

# NOTICE OF FORMAL HEARING

\*\*\* Appearance Required \*\*\*

Hearing scheduled for:	Thursday, October 17, 2024	9:00 AM	
	Date	Time	
To Docnandont	THE RESIDENCE OF THE PARTY OF T		

#### To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

	nes, costs and fo	AND THE RESERVE OF THE PERSON NAMED IN COLUMN	Control of the Contro	ef being ordered to remedy the
	nalty of perjury that the MENT/ORDINANCE ENI (Authorizing Agent)		ve are true to the best of	my information, knowledge, and belief.  9/18/2024  Date
		CERT	IFICATE OF SERVICE	
I certify that on this date,	a copy of this Violation and	Notice of Hearing	was served upon the above r	named Respondent at the property address shown by:
First Class Mail	Certified Mail	Posting	Personal Service	Location of Posting or Personal Service
Served by				Date
				Additional information on reverse side

If the Hearing Notice savs Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice savs a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. A plea is invalid without respondent's signature. Fallure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served

#### Fines

Code Chapter	de Chapter Subject Fine (if paid within 10 days)			Fifth (if paid after 10 days)			
		Offense: 1 <sup>III</sup>	J. 200	310	Offense: 1st	2nd	3"
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$35
42	Environment	\$50	\$150	\$300	\$75	\$175	\$32
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$22
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$22
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$32
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$50
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$50
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$22

# Fees and Costs Schedule

Abatement Costs		Actual cost, plus fee
Adjournment/Continuance	A Committee of the Comm	\$75
Administrative Hearings Bureau	Costs (formal)	\$250
Administrative Hearings Bureau		\$125
Building Costs	2	\$75
Default		\$0
Motion to Set Aside Default		\$0
Prosecution Costs	47.871.8	\$75
Show Cause		\$0
State Justice System (set by st	ate statute)	\$10

#### \*\*\*\*\*\* PLEASE BE ADVISED \*\*\*\*\*\*

Property Address 847 GREEN ROAD

Respondent Name VTP RIVER WOODS LLC

Respondent Address 920 E COUNTY LINE RD SUITE 103

Respondent City LAKEWOOD

Respondent State NJ

Respondent Zip 08701

Parcel Number 11-11-05-100-006

Hearing Date 10/17/2024

Hearing Time 09:00 AM

Issuing Officer Jerry Dunham

Date Issued 09/18/2024

Offense Date 07/25/2024

Enforcement Category PMC Violation

Code Section(s) IPMC 102.5 304.1 304.13

Offense Number 1

Description Exterior in disrepair. Exterior

is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC Sections 102.5, 304.1, 304.15,

304.14, 304.13, 603.1

# Grighar: 24dminystalle46ahAgs bukenA Fink Copp. Respondentage ID. 37che: 5jled 12/16/24-4-973047-14 of 45

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: <b>EN24-1636</b>
Hearing Location:	Respondent Name and Address: LONN K	YLE
City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	VTP RIVER WOODS LLC 920 E COUNTY LINE RD SUIT LAKEWOOD NJ 08701	E 103

# **841 GREEN ROAD**

11-11-05-100-006

**Property Address** 

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/18/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY
Code Section(s)		OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91
IPMC 304.1 304.13 304.10		IPMC SECTIONS 304.1, 304.10, 304.14, 304.13, 304.15, 504.1, 603.1
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	003.1
1	07/25/2024	

# NOTICE OF FORMAL HEARING

\*\*\* Appearance Required \*\*\*

Hearing scheduled for:	Thursday, October 17, 2024	9:00 AM
1	Date	Time

# To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you . You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

decision and responsible	d default being after the hear es, costs and fe	g entered the	for your not app Administrative He	corney's office. Upon either a bearing or if you are found earings Officer, you may be being ordered to remedy the
	malty of perjury that the MENT/ORDINANCE ENI (Authorizing Agent)	FORCEMENT	re are true to the best of m	y information, knowledge, and belief.  9// 8/2029  Date
		CERT	IFICATE OF SERVICE	
I certify that on this date,	a copy of this Violation and	Notice of Hearing	was served upon the above nar	med Respondent at the property address shown by:
First Class Mail	Certified Mail	Posting	Personal Service	Location of Posting or Personal Service
Served by				Date
				Additional information on reverse side

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice save a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. A plea is Invalid without respondent's signature. Failure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served

#### Fines

Code Chapter	Subject	Fire (if paid within 10 days)			Fine (if paid after 10 days)		
	Contract to the second	Offense: 1"	2nd	314	Offense: 1st	2nd	34
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

#### Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

#### \*\*\*\*\*\* PLEASE BE ADVISED \*\*\*\*\*\*

Property Address 841 GREEN ROAD

Respondent Name VTP RIVER WOODS LLC

Respondent Address 920 E COUNTY LINE RD SUITE 103

Respondent City LAKEWOOD

Respondent State NJ

Respondent Zip 08701

Parcel Number 11-11-05-100-006

Hearing Date 10/17/2024

Hearing Time 09:00 AM

Issuing Officer Jerry Dunham

Date Issued 09/18/2024

Offense Date 07/25/2024

Enforcement Category PMC Violation

Code Section(s) IPMC 304.1 304.13 304.10

Offense Number 1

Description Exterior in disrepair. Exterior

is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC Sections 304.1, 304.10, 304.14, 304.13, 304.15, 504.1, 603.1 - F

Enforcement Number EN24-1389

Property Address 835 GREEN ROAD

Respondent Name VTP RIVER WOODS LLC

Respondent Address 920 E COUNTY LINE RD SUITE 103

Respondent City, State, Zip LAKEWOOD NJ 08701

Parcel Number 11-11-05-100-006

Hearing Date 9/26/2024

Hearing Time 9:00 AM

Issuing Officer Jerry Dunham

Offense Date 08/02/2024

Date Issued 08/02/2024

Enforcement Category PMC Violation

Code Section(s) 305.1 305.3 305.5

Offense Number 1

Description Unit 101 tenant complaint about

condition of unit and common areas

# Case 2:24-CV-12646-MFL-KGA ECE No. 12-6 Page ID.375 Filed 12/16/24 Page 18 of 45

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: <b>EN24-1616</b>
Hearing Location:  City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address:  VTP RIVER WOODS LLC  920 E COUNTY LINE RD SUIT  LAKEWOOD NJ 08701	E 103

#### **1433 LEFORGE**

11-11-05-100-001

**Property Address** 

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY
Code Section(s)		OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91
IPMC 304.1 304.15 304.13		IPMC SECTIONS 304.1, 304.7, 304.14,304.6,304.13, 304.15, 605.1.
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	003.1.
1	07/25/2024	

# NOTICE OF FORMAL HEARING

\*\*\* Appearance Required \*\*\*

**Hearing scheduled for:** Thursday, October 17, 2024 9:00 AM Time Date

# To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you . You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

	100
I declare under the penalty of perjury that the statements above are true to the best of my BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT	information, knowledge, and belief.
The same	9/17/2024
Jerry Dunham (Authorizing Agent)	Date
CERTIFICATE OF SERVICE	
I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above name	ed Respondent at the property address shown by:
Personal Service Personal Service	
miller	Location of Posting or Personal Service
Served by	Date  Additional information on reverse side

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice says a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. A plea is invalid without respondent's signature. Failure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served

#### **Fines**

Code Chapter	Subject	Fine (if paid within 10 days			Fine (if paid		
Conc Citaposi	Bubject	Offense: 1st	2 <sup>nd</sup>	3rd	Offense: 1st	2 <sup>nd</sup>	3rd
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

#### Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

#### \*\*\*\*\*\* PLEASE BE ADVISED \*\*\*\*\*\*

# Granal 2: 24 may 12:06 4 Carlog Burleau A Pink Copyo. Respondent age ID. 3 Zode: 450 led 12/40/12/14-17:39 gre-120 of 45

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1620
Hearing Location:	Respondent Name and Address:	
City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	VTP ARBOR ONE LLC 920 E COUNTY LINE RD SUIT LAKEWOOD NJ 08701	E 103

#### 721 CLARK ROAD

11-11-05-100-001

**Property Address** 

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY
Code Section(s)		OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 304.1, 304.7, 304.14,304.6, 304.7, 304.15,604.3,
IPMC 304.1 304.13 304.15		1 PMC SECTIONS 304.1, 304.7, 304.14,304.0, 304.7, 304.15,004.3,
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

# NOTICE OF FORMAL HEARING

\*\*\* Appearance Required \*\*\*

er 17, 2024	9:00 AM	
	Time	Ī
	C1 17/ 2021	

#### To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you . You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

	400	A Part of the		
I declare under the pen BUILDING DEPARTA	nalty of perjury that the	statements abov	ve are true to the best of	my information, knowledge, and belief.
Jerry Dunham	(Authorizing Agent)	0	ersity.	9/17/202 g
		CERT	IFICATE OF SERVICE	
I certify that on this date, a	copy of this Violation and			amed Respondent at the property address shown by:
First Class Mail	Certified Mail	Posting	Personal Service	
Served by	Allen			Location of Posting or Personal Service
Served by				Date  Additional information on reverse side
				Additional information on reverse side

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Fallure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice says a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. A plea is invalid without respondent's signature. Fallure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served

#### **Fines**

Code Chapter	Subject	Fine (if paid within 10 days)			Fine (if paid after 10 days)		
Code Chapter	Junject	Offense: 1st	2 <sup>nd</sup>	3rd	Offense: 1st	2 <sup>nd</sup>	3rd
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

# Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

# \*\*\*\*\*\* PLEASE BE ADVISED \*\*\*\*\*\*

# Congradi: 24dministration fleahlings altread Frank dology: 12spendentgeID.372ode.Filed 12/16/12401. P.39g.Ro. 22 of 45

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: <b>EN24-1619</b>
Hearing Location:  City of Ypsilanti One South Huron St.	Respondent Name and Address:  VTP ARBOR ONE LLC  920 E COUNTY LINE RD SUIT	F 103
Ypsilanti, MI 48197 (734) 482-9626	LAKEWOOD NJ 08701	2 103

#### **720 GREEN ROAD**

11-11-05-100-001

**Property Address** 

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY
Code Section(s)		OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91
IPMC 304.1 605.1 304.15		IPMC SECTIONS 304.1, 304.7, 304.14,304.6, 304.15,604.3, 605.1, 607.1
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

# NOTICE OF FORMAL HEARING

\*\*\* Appearance Required \*\*\*

Hearing scheduled for:	Thursday, October 17, 2024	9:00 AM
	Date	Time

# To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you . You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

I declare under the penalty of perjury that the BUILDING DEPARTMENT/ORDINANCE EN	NFORCEMENT	ve are true to the best of	my information, knowledge, and belief.  9/17/303 Y  Date
	CERT	TIFICATE OF SERVICE	
I certify that on this date, a copy of this Violation a	nd Notice of Hearing	was served upon the above r	named Respondent at the property address shown by:
First Class Mail Certified Mail	Posting	Personal Service	
Served by Miller			Location of Posting or Personal Service  9 (1869)  Date
$\circ$			Additional information on reverse side

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

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### **Fines**

Code Chapter	Cubinet	Fine (if pald within 10 days)			Fine (if paid after 10 days)		
	Subject	Offense: 1st	2 <sup>nd</sup>	3rd	Offense: 1st	214	3rd
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	515	\$50	\$200	\$40	\$75	\$225

## Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs 4.57 6.47	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

#### \*\*\*\*\* PLEASE BE ADVISED \*\*\*\*\*\*\*

Case 2:24-cv-12646-MFL-KGA ECF No. 12-6. Page ID.381 Filed 12/16/24 Page 24 of 45 Code: 230 Account: 101-4-3730-607-11

State of Michigan City of Case Number: **VIOLATION** and Ypsilanti Administrative EN24-1626 **Notice of Formal Hearing** Hearings Bureau Hearing Location: Respondent Name and Address: City of Ypsilanti VTP ARBOR ONE LLC One South Huron St. 920 E COUNTY LINE RD SUITE 103 Ypsilanti, MI 48197 LAKEWOOD NJ 08701 (734) 482-9626

#### **772 GREEN ROAD**

11-11-05-100-001

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY
Code Section(s)		OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91
IPMC 304.1 304.15 605.1		IPMC SECTIONS 304.1, 304.7, 304.14,304.6, 304.7, 304.15,604.3, 605.1
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	003.1
1	07/25/2024	

# NOTICE OF FORMAL HEARING

\*\*\* Appearance Required \*\*\*

Hearing scheduled for:	Thursday, October 17, 2024	9:00 AM
	Date	Time
To Donnandonk		7 (0)

#### To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

	and fees in addition to	A COLUMN TO THE OWNER OF THE OWNER OW	
I declare under the penalty of perjury BUILDING DEPARTMENT/ORDINA	Control of the Contro	e to the best of my information	n, knowledge, and belief.
Jerry Dunham (Authorizin	g Agent)	sity. Ho	Date
	CERTIFICAT	E OF SERVICE	
I certify that on this date, a copy of this Vio	lation and Notice of Hearing was serve	d upon the above named Responder	nt at the property address shown by:
First Class Mail Certified	Mail Posting P	ersonal Service	
		Locatio	n of Posting or Personal Service
Served by			Date
		Addi	tional information on reverse side

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

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#### Fines

Code Chapter	Subject	Fine (If paid within 10 days)			Fine (If paid after 10 days)		
		Offense: 1	2nd	314	Offense: 1"	214	34
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
96	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal		\$50	\$200	\$40	\$75	\$225

#### Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

#### \*\*\*\*\*\* PLEASE BE ADVISED \*\*\*\*\*\*

Property Address 772 GREEN ROAD

Respondent Name VTP ARBOR ONE LLC

Respondent Address 920 E COUNTY LINE RD SUITE 103

Respondent City LAKEWOOD

Respondent State NJ

Respondent Zip 08701

Parcel Number 11-11-05-100-001

Hearing Date 10/17/2024

Hearing Time 09:00 AM

Issuing Officer Jerry Dunham

Date Issued 09/17/2024

Offense Date 07/25/2024

Enforcement Category PMC Violation

Code Section(s) IPMC 304.1 304.15 605.1

Offense Number 1

Description Exterior in disrepair. Exterior

is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC

Sections 304.1, 304.7, 304.14,304.6, 304.7, 304.15,604.3, 605.1

Original: Administrative Hearings Bureau Pink Copy: Respondent Code: 230 Account: 101-4-3730-607-11 State of Michigan City of Case Number: **VIOLATION** and Ypsilanti Administrative EN24-1614 Notice of Formal Hearing Hearings Bureau Hearing Location: Respondent Name and Address: City of Ypsilanti VTP RIVER WOODS LLC One South Huron St. 920 E COUNTY LINE RD SUITE 103 Ypsilanti, MI 48197 LAKEWOOD NJ 08701 (734) 482-9626 1431 LEFORGE 11-11-05-100-001 **Property Address** Parcel Number Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows: Violation **Issued** Description PMC VIOLATION 09/17/2024 EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 Code Section(s) IPMC SECTIONS 304.1, 304.7, 304.14,304.6,604.3, 605.1 AND IFC IPMC 304.1 304.6 604.3 308.1.4. Offense Number (1st, 2nd, 3rd, etc) **Offense Date** 07/25/2024 NOTICE OF FORMAL HEARING \*\*\* Appearance Required \*\*\* Hearing scheduled for: Thursday, October 17, 2024 9:00 AM Time Date To Respondent: Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing. The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s). I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief. **BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT** Jerry Dunham (Authorizing Agent) **CERTIFICATE OF SERVICE** I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by: First Class Mail Certified Mail Posting Personal Service Location of Posting or Personal Service

Served by

Additional information on reverse side

Date

Property Address 1431 LEFORGE

Respondent Name VTP RIVER WOODS LLC

Respondent Address 920 E COUNTY LINE RD SUITE 103

Respondent City LAKEWOOD

Respondent State NJ

Respondent Zip 08701

Parcel Number 11-11-05-100-001

Hearing Date 10/17/2024

Hearing Time 09:00 AM

Issuing Officer Jerry Dunham

Date Issued 09/17/2024

Offense Date 07/25/2024

Enforcement Category PMC Violation

Code Section(s) IPMC 304.1 304.6 604.3

Offense Number 1

Description Exterior in disrepair. Exterior

is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC

Sections 304.1, 304.7,

304.14,304.6,604.3, 605.1 and IFC

308.1.4.

Case 2:24-cv-12646-MFL-KGA Coriginal: Administrative Hearings Bureau Pink Copy: Respondent Code: 230 Account: 101-4-3730-607-11

State of Michigan City of Case Number: VIOLATION and Ypsilanti Administrative EN24-1625 Notice of Formal Hearing Hearings Bureau Hearing Location: Respondent Name and Address: City of Ypsilanti VTP ARBOR ONE LLC One South Huron St. 920 E COUNTY LINE RD SUITE 103 Ypsilanti, MI 48197 LAKEWOOD NJ 08701 (734) 482-9626

## 725 GREEN ROAD

11-11-05-100-007

**Property Address** 

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description				
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY				
Code Section(s)		OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91				
IPMC 304.1 304.7 304.6		IPMC SECTIONS 304.1, 304.7, 304.14,304.6, 304.10, 605.1				
Offense Number (1st, 2nd, 3rd, etc)	Offense Date					
1	07/25/2024					

# NOTICE OF FORMAL HEARING

\*\*\* Appearance Required \*\*\*

Hearing scheduled for:	Thursday, October 17, 2024	9:00 AM
	Date	Time

# To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you . You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

above violation(s).	being ordered to remedy the
I declare under the penalty of perjury that the statements above are true to the best of my BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT  Jerry Dunham (Authorizing Agent)	information, knowledge, and bellef.  9/17/24  Date
CERTIFICATE OF SERVICE	
I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above name	d Respondent at the property address shown by:
First Class Mail Certified Mail Posting Personal Service	
	Location of Posting or Personal Service
Served by	Date
	Additional information on reverse side

If the Hearing Notice savs Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice says a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. A plea is invalid without respondent's signature. Failure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served

#### Fines

Code Chapter	Subject	Fine (if paid within 10 days)			Fine (if paid after 10 days)		
	Subject	Offense: 1st	2 <sup>nd</sup>	3rd	Offense: 1	2 <sup>nd</sup>	34
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
96	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

#### Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

#### \*\*\*\*\*\* PLEASE BE ADVISED \*\*\*\*\*\*\*

Property Address 725 GREEN ROAD

Respondent Name VTP ARBOR ONE LLC

Respondent Address 920 E COUNTY LINE RD SUITE 103

Respondent City LAKEWOOD

Respondent State NJ

Respondent Zip 08701

Parcel Number 11-11-05-100-007

Hearing Date 10/17/2024

Hearing Time 09:00 AM

Issuing Officer Jerry Dunham

Date Issued 09/17/2024

Offense Date 07/25/2024

Enforcement Category PMC Violation

Code Section(s) IPMC 304.1 304.7 304.6

Offense Number 1

Description Exterior in disrepair. Exterior

is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC

Sections 304.1, 304.7,

304.14,304.6, 304.10, 605.1

Case 2:24-cv-12646-MFL-KGA Original: Administrative Hearings Bureau Pink Copy: Respondent Code: 230 Account: 101-4-3730-607-11 Account: 101-4-3730-607-11

State of Michigan City of Case Number: **VIOLATION** and Ypsilanti Administrative EN24-1627 **Notice of Formal Hearing** Hearings Bureau Hearing Location: Respondent Name and Address: City of Ypsilanti VTP ARBOR ONE LLC One South Huron St. 920 E COUNTY LINE RD SUITE 103 Ypsilanti, MI 48197 LAKEWOOD NJ 08701 (734) 482-9626

## **791 GREEN ROAD**

11-11-05-100-007

**Property Address** 

**Parcel Number** 

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY
Code Section(s)		OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91
IPMC 304.1 <b>605.1</b> 304.6		IPMC SECTIONS 304.1, 304.7, 304.14,304.6, 304.7, 304.15,304.10, 307.1, 604.3, 605.1
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	304.13,304.10, 307.1, 604.3, 603.1
1	07/25/2024	

# NOTICE OF FORMAL HEARING

\*\*\* Appearance Required \*\*\*

Hearing scheduled for:	Thursday, October 17, 2024	9:00 AM
	Date	Time
To Respondent:		10

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you . You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ynsilanti will be represented by the City Attorney's office. Upon either a

decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).
I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.
BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT
Ch D 9/17/24
Jerry Dunham (Authorizing Agent) Date
CERTIFICATE OF SERVICE
I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:
First Class Mail Certified Mail Posting Personal Service
Location of Posting or Personal Service
Served by Date
Additional information on reverse side

If the Hearing Notice savs Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most aoning violations, and select litter violations.

If the Hearing Notice save a piec of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your piec and payment at least seven (7) calendar days prior to the hearing or fail to piec and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. A piec is invalid without respondent's signature. Failure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served

#### Fines

Cada Chanton	Subject	Fine (if paid within 10 days)			Fine (if paid after 10 days)		
Code Chapter	Subject	Offense: 1st	2 <sup>nd</sup>	3rd	Offense: 1st	2 <sup>nd</sup>	3 <sup>rd</sup>
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

#### Fees and Costs Schedule

Abatement Costs		Actual cost, plus fee
Adjournment/Continuance	1	\$75
Administrative Hearings Bureau Costs (formal)		\$250
Administrative Hearings Bureau Costs (informal)		\$125
Building Costs	N	\$75
Default		\$0
Motion to Set Aside Default		\$0
Prosecution Costs		\$75
Show Cause		\$0
State Justice System (set by state statute)		\$10

#### \*\*\*\*\*\* PLEASE BE ADVISED \*\*\*\*\*

Property Address 791 GREEN ROAD

Respondent Name VTP ARBOR ONE LLC

Respondent Address 920 E COUNTY LINE RD SUITE 103

Respondent City LAKEWOOD

Respondent State NJ

Respondent Zip 08701

Parcel Number 11-11-05-100-007

Hearing Date 10/17/2024

Hearing Time 09:00 AM

Issuing Officer Jerry Dunham

Date Issued 09/17/2024

Offense Date 07/25/2024

Enforcement Category PMC Violation

Code Section(s) IPMC 304.1 605.1 304.6

Offense Number 1

Description Exterior in disrepair. Exterior

is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC

Sections 304.1, 304.7, 304.14,304.6, 304.7,

304.15,304.10, 307.1, 604.3,

605.1

# Case 2:24-cv-12646-MFL-KGA ECF No. 12-6. Page ID.392 Filed 12/16/24 Page 35 of 45 Pink Copy: Respondent Code: 230 Account: 101-4-3730-607-11

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: <b>EN24-1617</b>
Hearing Location:  City of Ypsilanti One South Huron St.  Ypsilanti, MI 48197	Respondent Name and Address:  VTP ARBOR ONE LLC  920 E COUNTY LINE RD SUIT	E 103
(734) 482-9626	LAKEWOOD NJ 08701	

## **1423 LEFORGE ROAD**

11-11-05-100-007

**Property Address** 

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY
Code Section(s)		OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91
IPMC 304.1 304.15 304.10		IPMC SECTIONS 304.1, 304.7, 304.14,304.6, 304.7, 304.15, 304.10, 605.1, 603.1
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	304.10, 003.1, 003.1
1	07/25/2024	

# NOTICE OF FORMAL HEARING

\*\*\* Appearance Required \*\*\*

Hearing scheduled for:	Thursday, October 17, 2024	9:00 AM
	Date	Time

# To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you . You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

decision and responsible a	default being fer the hear s, costs and fe	g entered ing by the	ed by the City A for your not ap Administrative I ion to other relie	opearing of Hearings O	r if you are officer, you m	found hay be
I declare under the pena BUILDING DEPARTMI	Conference Control Control	A STATE OF THE PARTY OF THE PAR	e are true to the best of	my information,	knowledge, and beli	ef. 2024
Jerry Dunkam	(Authorizing Agent)	12	ersity.	1	Date	
		CERT	IFICATE OF SERVICE			
I certify that on this date, a c	copy of this Violation and	1 Notice of Hearing v	was served upon the above i	named Respondent	at the property address	s shown by:
First Class Mail	Certified Mail	Posting	Personal Service			
				Location	of Posting or Personal	Service
Served by	- Newstate -				Date	
				Additi	onal Information on	reverse side

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice says a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. A plea is Invalid without respondent's signature. Failure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served

#### **Fines**

Cada Clanatau	Cublant	Fine (If pold within 10 days)			Fine (if paid after 10 days)		
Code Chapter	Subject	Offense: 1	204	314	Offense: 1st	2 <sup>nd</sup>	344
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

## Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0 \$75
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

#### \*\*\*\*\*\* PLEASE BE ADVISED \*\*\*\*\*\*

Property Address 1423 LEFORGE ROAD

Respondent Name VTP ARBOR ONE LLC

Respondent Address 920 E COUNTY LINE RD SUITE 103

Respondent City LAKEWOOD

Respondent State NJ

Respondent Zip 08701

Parcel Number 11-11-05-100-007

Hearing Date 10/17/2024

Hearing Time 09:00 AM

Issuing Officer Jerry Dunham

Date Issued 09/17/2024

Offense Date 07/25/2024

Enforcement Category PMC Violation

Code Section(s) IPMC 304.1 304.15 304.10

Offense Number 1

Description Exterior in disrepair. Exterior

is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC

Sections 304.1, 304.7,

304.14,304.6, 304.7, 304.15,

304.10, 605.1, 603.1

# Case 2:24-cy-12646-MFL-KGA ECF No 12-6 Page ID.395 Filed 12/16/24 Page 38 of 45 Original: Administrative Hearings Bureau ECF No 12-6 Page ID.395 Filed 12/16/24 Page 38 of 45 Original: Account: 101-4-3730-607-11

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: <b>EN24-1618</b>
Hearing Location:  City of Ypsilanti One South Huron St.	Respondent Name and Address:  VTP ARBOR ONE LLC	7. 102
Ypsilanti, MI 48197 (734) 482-9626	920 E COUNTY LINE RD SUIT LAKEWOOD NJ 08701	E 103

#### 1427 LEFORGE ROAD

11-11-05-100-007

**Property Address** 

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY
Code Section(s)		OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91
IPMC 304.1 304.15 304.6		IPMC SECTIONS 304.1, 304.7, 304.14,304.6, 304.7, 304.15,604.3,
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	003.1
1	07/25/2024	

# NOTICE OF FORMAL HEARING

\*\*\* Appearance Required \*\*\*

Hearing scheduled for:	Thursday, October 17, 2024	9:00 AM
	Date	Time
To Respondent:		

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be

assessed fines, costs and fees in addition to other rabove violation(s).	relief being ordered to remedy the
I declare under the penalty of perjury that the statements above are true to the be BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT	est of my information, knowledge, and belief.
Jerry Dunham (Authorizing Agent)	Date
CERTIFICATE OF SERV	TICE
I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the al	bove named Respondent at the property address shown by:
First Class Mail Certified Mail Posting Personal Ser	vice Location of Posting or Personal Service
Served by	Date
	Additional information on reverse side

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice save a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. A plea is invalid without respondent's signature. Fallure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served

#### Fines

Code Chapter Subject		Fine (If paid within 10 days)			Fine (if paid after 10 days)		
Cone Cualities	adniece	Offense: 1st	2nd	314	Offense: 1	2 <sup>nd</sup>	34
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

## Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0 \$75
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

#### \*\*\*\*\*\* PLEASE BE ADVISED \*\*\*\*\*\*

Property Address 1427 LEFORGE ROAD

Respondent Name VTP ARBOR ONE LLC

Respondent Address 920 E COUNTY LINE RD SUITE 103

Respondent City LAKEWOOD

Respondent State NJ

Respondent Zip 08701

Parcel Number 11-11-05-100-007

Hearing Date 10/17/2024

Hearing Time 09:00 AM

Issuing Officer Jerry Dunham

Date Issued 09/17/2024

Offense Date 07/25/2024

Enforcement Category PMC Violation

Code Section(s) IPMC 304.1 304.15 304.6

Offense Number 1

Description Exterior in disrepair. Exterior

is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC

Sections 304.1, 304.7, 304.14,304.6, 304.7, 304.15,604.3, 605.1

Case 2:24-cv-12646-MFL-KGA ECF No. 12-6 PageID.398 Filed 12/16/24 Page 41 of 45 Copy: Respondent Code: 230 Account: 101-4-3730-607-11

Case Number: State of Michigan City of **VIOLATION** and Ypsilanti Administrative EN24-1624 **Notice of Formal Hearing** Hearings Bureau Hearing Location: Respondent Name and Address: **City of Ypsilanti** VTP ARBOR ONE LLC One South Huron St. 920 E COUNTY LINE RD SUITE 103 Ypsilanti, MI 48197 LAKEWOOD NJ 08701 (734) 482-9626

#### **721 GREEN ROAD**

11-11-05-100-007

**Property Address** 

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY
Code Section(s)		OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91
IPMC 304.1 304.10 605.1		IPMC SECTIONS 304.1, 304.7, 304.14, 304.7, 605.1
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

# NOTICE OF FORMAL HEARING

\*\*\* Appearance Required \*\*\*

Hearing scheduled for:	Thursday, October 17, 2024	9:00 AM
1 1	Date	Time
To Respondent:	A STATE OF THE STA	40

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

present witnesses and/or evidence at the hearing.
The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).
declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.  BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT  Jerry Dunipam (Authorizing Agent)  Oate
CERTIFICATE OF SERVICE
certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:
First Class Mall Certified Mail Posting Personal Service Location of Posting or Personal Service
Served by Date
Additional Information on reverse side

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time Indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

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#### **Fines**

Code Chapter	Subject	Fine (If paid within 10 days)			Fine (If paid after 10 days)		
Conc Chapter	Junjecc	Offense: 1 <sup>st</sup>	2ml	34	Offense: 1st	2 <sup>nd</sup>	34
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$32
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$22
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$22

#### Fees and Costs Schedule

Abatement Costs		Actual cost, plus fee
Adjournment/Continuance	A second	\$75
Administrative Hearings Bureau Costs (formal)	200	\$250
Administrative Hearings Bureau Costs (informal)	100	\$125
Building Costs	N	\$75
Default		\$0
Motion to Set Aside Default		\$0
Prosecution Costs		\$75
Show Cause		\$0
State Justice System (set by state statute)		\$10

#### \*\*\*\*\*\* PLEASE BE ADVISED \*\*\*\*\*

Property Address 721 GREEN ROAD

Respondent Name VTP ARBOR ONE LLC

Respondent Address 920 E COUNTY LINE RD SUITE 103

Respondent City LAKEWOOD

Respondent State NJ

Respondent Zip 08701

Parcel Number 11-11-05-100-007

Hearing Date 10/17/2024

Hearing Time 09:00 AM

Issuing Officer Jerry Dunham

Date Issued 09/17/2024

Offense Date 07/25/2024

Enforcement Category PMC Violation

Code Section(s) IPMC 304.1 304.10 605.1

Offense Number 1

Description Exterior in disrepair. Exterior

is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC Sections 304.1, 304.7, 304.14,

304.7, 605.1

# Case 2:24-CV-12646-MFL EKGA FIRE CODY: Respondence DI. 402-de Filed 12/26/241-48-200744 of 45

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1628		
Hearing Location:	Respondent Name and Address:			
City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	VTP ARBOR ONE LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701			

# **801 GREEN ROAD**

11-11-05-100-007

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/18/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY
Code Section(s)		OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91
IPMC 304.1 307.1 605.1		IPMC SECTIONS 304.1, 304.6, 304.14, 605.1, 307.1 MICHIGAN BUILDING CODE 105.1
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	BOILDING CODE 103.1
	07/25/2024	

# NOTICE OF FORMAL HEARING

\*\*\* Appearance Required \*\*\*

Hearing scheduled for:	Thursday, October 17, 2024	9:00 AM
	Date	Time
To Respondent:		1 A 6

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.  BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT				
CBPC		9/18/2024		
Jerry Duphany (Authorizing Agen	rersity	Date		
	CERTIFICATE OF SERV			
certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:				
First Class Mail Certified Mail	Posting Personal Serv	rice		
1000		Location of Posting or Personal Service		
Served by William		Date 9/18/24		
		Additional information on reverse side		

If the Hearing Notice savs Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time Indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice says a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. A plea is invalid without respondent's signature. Fallure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served

#### Fines

Code Chapter	Subject	Fine (if paid of	within 10 2 <sup>nd</sup>	days)	Fine (if paid Offense: 1st	after 10 2 <sup>nd</sup>	days)
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	575	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

# Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

## \*\*\*\*\*\* PLEASE BE ADVISED \*\*\*\*\*\*